

AGENDA
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting, Monday, November 20, 2006, 7:00 p.m.
Council Chambers, Audrey P. Beck Municipal Building

Minutes: 11/6/06; 11/13/06 Field Trip

Scheduled Business

7:05 p.m. Zoning Agent's Report

- A. Enforcement Update
- B. Update on Hall site restoration, trailer removal activities
- C. Other

Old Business

1. **Special Permit Application, Proposed E.O. Smith High School Classroom at 85 Depot Road, Regional School District 19, Applicant, File #1251 MAD 12/20/06**
2. **Subdivision Application, Dunham Farm Estate, 3-lots on S. Eagleville/Dunham Pond Roads, EJK Properties LLC., Applicant, File #1252 MAD 12/7/06**
Memo from Director of Planning
3. **Bonding/Subdivision Issues:**
Report from Director of Planning
 - a. Mulwood East, File #1225
 - b. Maintenance Bond, Maplewoods, Section 2, Max Felix Drive, File #974-3
 - c. Pine Grove Estates, File #1187-2
 - d. McFarland Acres, File #877-3
 - e. Baxter Road Estates, File #1229
 - f. Wild Rose Estates Section 2, File #1113-3
 - g. Windswept Manor, File #1198
 - h. Other
4. **Site modification request, office expansion and related site work at 1066 Storrs Road, File #580-2**
Memo from Director of Planning, Assistant Town Engineer, Fire Marshal, EHHD
5. **Special Permit Application, Proposed Expansion of Gibbs Oil Company gasoline service station/convenience store, 9 Stafford Road, File #404-3**
To be tabled-Public Hearing scheduled for 12/4/06
6. **Regulatory Review Committee proposed revisions to the Zoning Map and Zoning Regulations. File #907-29**
To be tabled-Public Hearing scheduled for 12/18/06

7. **Subdivision Application, Bennett Estates, 3 lots on Ash Street/South Frontage Road, D+S Properties LLC., o/a, File #1253**
To be tabled-awaiting staff reports
8. **Potential Revisions to PZC/IWA Fee schedule**
(Awaiting staff report)
9. **Presentation by Paula Stahl from the Green Valley Institute on Open Space Subdivisions**
(to be rescheduled to December or early 2007)
10. **Other**

New Business

1. **Scheduling of 2007 Meeting Dates**
2. **8-24 Referral Proposed acceptance of new Town Roads**
 - A. **Jonathan Lane-phase 1 segment File #1113-2**
 - B. **Jackson Lane-File #1231**
 - C. **Montecello Lane Extension File #1230**
3. **Request for approval modification, Bell Property 552 Bassetts Bridge Road, File #1217**
Memo from Director of Planning
4. **Request for site modification, driveway at 452 Storrs Road, Home Selling Team, File #510-2**
(to be tabled and referred to staff)
5. **Other**

Reports from Officers and Committees

1. Chairman's Report
2. Regional Planning Commission
3. Regulatory Review Committee
4. Other

Communications and Bills

1. 10/30/06 Letter from T. Callahan, UConn, Re: DPH Consent Order update report
2. Fall 2006 Planning Commissioners Journal
3. Letter from C. Pellegrini RE: Political Signs
4. 10/31/06 Letter R. Miller, EHHD RE: UConn Landfill-well testing
5. Notice: M. Paquette appointed WINCOG Executive Director
6. Other